

To date, ATXI has been unsuccessful in obtaining an easement from the Hooterville Hunt Club (Club). The Club owns six parcels totaling approximately 175 acres, located along the Quincy to Meredosia segment in Pike County, Illinois. The parcels at issue have been designated internally as ILRP\_QM\_PI\_041, 045 and 046 ROW. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact, Mr. Egnot, the Club's representative, or its attorney to acquire an easement on the following occasions:

	Phone calls	Voicemail	Email	Letter	In-person	Total
ILRP_QMPI_041	8	6	1	2	3	20
ILRP_QMPI_045	10	8	1	2	3	24
ILRP_QMPI_046	9	6	1	2	3	21

After negotiating with Mr. Egnot individually over the course of several months, ATXI was informed that the Club had retained an attorney, Mr. Jordan Walker.

The Club's primary concerns appear to be compensation for the easement, and ensuring that hunting activity can continue on the property. In December 2013, Mr. Egnot informed ATXI that the Club's property had been appraised several years ago at a value higher than the appraisal on which ATXI's initial offer was based. ATXI stated its willingness to consider an updated appraisal provided by the Club, if it was current. ATXI also discussed several issues with the Club's managing partners, including details regarding the transmission line structures, timber management, and hunting income on the property. Mr. Egnot stated that the Club was preparing a counteroffer, but did not present it to ATXI.

ATXI was then informed on February 17, 2014, that the Club had retained Mr. Jordan Walker as its attorney. Mr. Walker represents the owners of seven Unsigned Properties, but has only permitted ATXI to negotiate with him with respect to one of the properties, which belongs

to Ms. Denise LaCroix. During negotiations with Ms. LaCroix in early February 2014, Mr. Walker informed ATXI that due to a fundamental difference regarding the appropriate amount of compensation for the easement on Ms. LaCroix's property, he was ending negotiations for all of landowners he represents, including the Club. Mr. Walker also requested to be contacted by ATXI's attorneys who litigate condemnation proceedings in circuit court. ATXI accommodated this request, but no meaningful progress has been made as a result of that contact.

On March 5, 2014, ATXI supplied Mr. Walker with a packet of information concerning the Club's property, including the option for easement, the easement agreement, and the calculation sheet detailing ATXI's most recent offer of compensation to the Club. ATXI has not yet received any response.

Because of the stalled negotiations concerning Ms. LaCroix's property, and the lack of response from Mr. Walker regarding the documents relevant to the Club's property, ATXI believes it is unlikely to resolve the remaining differences regarding compensation with the Club, and eminent domain authority for this landowner is necessary at this time.

**ATXI Exhibit 1.4**  
**Part T**

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
ILRP_QM_PI_041-ROW	33-019-07, 33-019-06, 33-006-10, 33-006-11	Hooterville Hunt Club Inc.	156 Schneider Street Spaulding , Illinois 62561	That certain tract of land being the E1/2 of the SE1/4 of the SW1/4 of S7; the W1/2 of the SE1/4 of the SW1/4 of S7; the E1/2 of the E1/2 of the N1/2 of the NW1/4 of S18; and the W1/2 of the NE1/4 of the NW1/4 of S18; T3S, R3W of the Fourth Principal Meridian, Pike County, Illinois, as described in that certain Warranty Deed dated October 15, 2012, from Edward E. Egnot II, Gary W. Lowery, and Robert L. Cox to Hooterville Hunt Club, Inc., recorded in Book 823, Page 313, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.
ILRP_QM_PI_045-ROW	33-007-01	Hooterville Hunt Club Inc.	156 Schneider Street Spaulding , Illinois 62561	That certain tract of land being the S1/2 of the SE1/4 of S7, T3S, R3W of the Fourth Principal Meridian, Pike County, Illinois, as described in that certain Warranty Deed dated October 15, 2012, from Edward E. Egnot, John Christian, III, Edward E. Egnot, II, and Darin J. Bauer to Hooterville Hunt Club, Inc., recorded in Book 823, Page 314, Deed Records, Pike County Illinois, less and except any conveyances heretofore made.
ILRP_QM_PI_046-ROW	33-019-03	Hooterville Hunt Club Inc.	156 Schneider Street Spaulding , Illinois 62561	That certain tract of land situated in the N1/2 of the NE1/4 of S18, T3S, R3W of the Fourth Principal Meridian, Pike County, Illinois, as described in that certain Warranty Deed dated October 15, 2012 from Edward E. Egnot, Edward E. Egnott, II, John Christian, III, Darin J. Brauer, Gary W. Lowrey, and Robert Leigh Cox, and Yvonne Earline Cox, to Hooterville Hunt Club, Inc. recorded in Book 823, Page 315, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made

**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 11/06/2013 ☐
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:  
Asked about counter offer process
7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐ N/A
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Paul Mannum & Kevin Carlson ☐

Prepared: Jeff Myers  




**Pike County, IL**

Section 18, Township 3 S, Range 3 W, Pike County, Illinois

Tax ID: 3300611



**Ameren - Illinois Rivers**



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

*For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.*



0 0.0225 0.045 0.09 0.135 0.18 0.225 Miles

**EGNOT II EDWARD ET AL**

Tract No.:ILRP\_QM\_PI\_041

Date: 3/24/2014

EXHIBIT 1

A 5.319 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS PARCEL 2, TRACT I AND TRACT II IN DEED TO YVONNE EARLENE COX, RECORDED IN BOOK 789, PAGE 346 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACT I AND TRACT II IN DEED TO HOOTERVILLE HUNT CLUB, INC., RECORDED IN BOOK 823, PAGE 313 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4;

**THENCE** SOUTH 04 DEGREES 02 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 75.15 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 89 DEGREES 35 MINUTES 05 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 986.31 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 82 DEGREES 26 MINUTES 52 SECONDS WEST, A DISTANCE OF 527.79 FEET TO A POINT FOR CORNER;

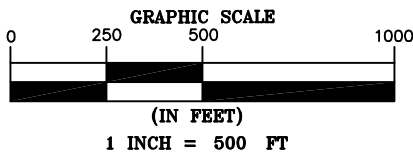
**THENCE** SOUTH 80 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 30.09 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTHEAST 1/4;

**THENCE** NORTH 02 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 153.57 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4;

**THENCE** NORTH 82 DEGREES 26 MINUTES 52 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 541.09 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 89 DEGREES 35 MINUTES 05 SECONDS EAST, A DISTANCE OF 1,001.51 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTHEAST 1/4;

**THENCE** SOUTH 00 DEGREES 24 MINUTES 46 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 231,687 SQUARE FEET OR 5.319 ACRES OF LAND, MORE OR LESS.



# EXHIBIT 1

## ATXI Exhibit 1.4 Part T

SECTION 7  
TOWNSHIP 3S  
RANGE 3W

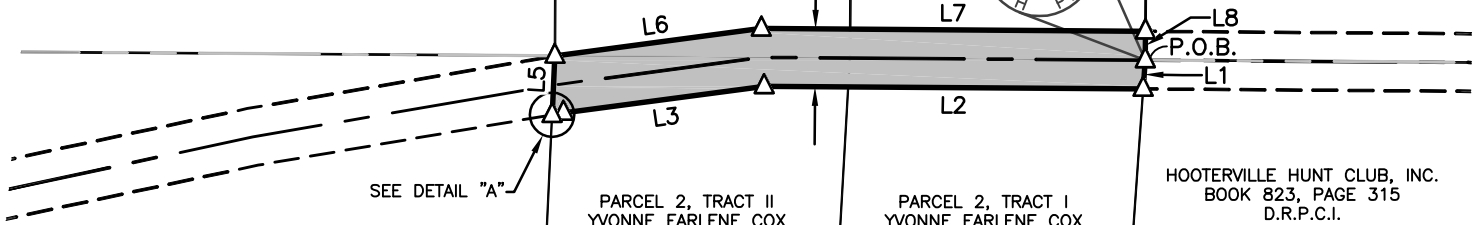
ROBERT O. FAGEN, AS TO A LIFE ESTATE,  
ANNETTA J. FAGAN AS TO A LIFE ESTATE  
AND THE REMAINDER TO RICHARD E. FAGAN  
AND KARLA ORMOND  
BOOK 477, PAGE 82  
D.R.P.C.I.  
ILRP\_QM\_PI\_040

PARCEL 2, TRACT II  
YVONNE EARLENE COX  
BOOK 789, PAGE 346  
D.R.P.C.I.  
AND  
TRACT II  
HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 313  
D.R.P.C.I.  
ILRP\_QM\_PI\_041

PROPOSED 150'  
WIDE EASEMENT  
5.319 ACRES  
(231,687 S.F.)

PARCEL 2, TRACT I  
YVONNE EARLENE COX  
BOOK 789, PAGE 346  
D.R.P.C.I.  
AND  
TRACT I  
HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 313  
D.R.P.C.I.  
ILRP\_QM\_PI\_044

HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 314  
D.R.P.C.I.  
ILRP\_QM\_PI\_045



TEMBERLY MCKINNEY AND  
CHATTIE ANN LIEHR  
BOOK 350, PAGE 223  
D.R.P.C.I.  
ILRP\_QM\_PI\_039

PARCEL 2, TRACT II  
YVONNE EARLENE COX  
BOOK 789, PAGE 346  
D.R.P.C.I.  
AND  
TRACT II  
HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 313  
D.R.P.C.I.  
ILRP\_QM\_PI\_042

PARCEL 2, TRACT I  
YVONNE EARLENE COX  
BOOK 789, PAGE 346  
D.R.P.C.I.  
AND  
TRACT I  
HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 313  
D.R.P.C.I.  
ILRP\_QM\_PI\_043

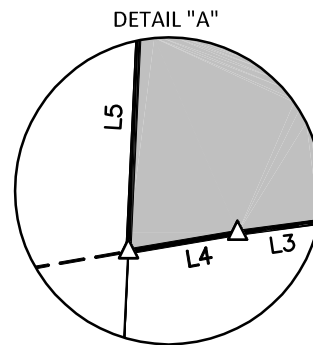
HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 315  
D.R.P.C.I.  
ILRP\_QM\_PI\_046

SECTION 18  
TOWNSHIP 3S  
RANGE 3W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S04°02'30"W	75.15
L2	N89°35'05"W	986.31
L3	S82°26'52"W	527.79
L4	S80°16'22"W	30.09
L5	N02°39'30"E	153.57
L6	N82°26'52"E	541.09
L7	S89°35'05"E	1001.51
L8	S00°24'46"W	75.00

### LEGEND

D.R.P.C.I.	DEED RECORDS PIKE COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
△	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



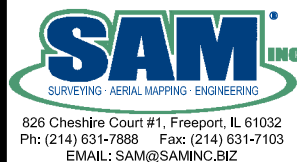
### NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 12/03/2013
SCALE: 1" = 500'
TRACT ID: ILRP_QM_PI_041
DRAWN BY: NAS



PURCHASE OPTION EXHIBIT  
150' TRANSMISSION LINE EASEMENT  
QUINCY TO MEREDOSIA  
SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH,  
RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN  
PIKE COUNTY, ILLINOIS



**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 11/06/2013 ☐
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:  
Asked about counter offer process
7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐ N/A
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Paul Mannum & Kevin Carlson ☐

Prepared: Jeff Myers  




Pike County, IL

SE of Section 7, Township 3 S, Range 3 W, Pike County, Illinois

Tax ID: 3300701



**Ameren - Illinois Rivers**



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

*For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.*



**EGNOT EDWARD E II ET AL**

Tract No.:ILRP\_QM\_PI\_045

Date: 3/24/2014

EXHIBIT 1

AN 8.769 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO HOOTERVILLE HUNT CLUB, INC., RECORDED IN BOOK 823, PAGE 314 AND BOOK 823, PAGE 315 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID NORTH 1/2;

**THENCE** SOUTH 00 DEGREES 40 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 75.05 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 87 DEGREES 12 MINUTES 59 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1.22 FEET TO A POINT FOR CORNER;

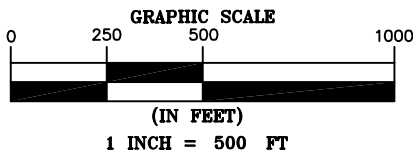
**THENCE** NORTH 89 DEGREES 35 MINUTES 05 SECONDS WEST, A DISTANCE OF 2,548.45 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

**THENCE** NORTH 04 DEGREES 02 MINUTES 30 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 75.15 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2;

**THENCE** NORTH 00 DEGREES 24 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTH 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 89 DEGREES 35 MINUTES 05 SECONDS EAST, LEAVING THE WEST LINE OF SAID SOUTH 1/2, A DISTANCE OF 2,545.45 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTH 1/2;

**THENCE** SOUTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTH 1/2, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 381,961 SQUARE FEET OR 8.769 ACRES OF LAND, MORE OR LESS.



# EXHIBIT 1

## ATXI Exhibit 1.4 Part T

PARCEL 2, TRACT I  
YVONNE EARLENE COX  
BOOK 789, PAGE 346  
D.R.P.C.I.  
AND  
TRACT I  
HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 313  
D.R.P.C.I.  
ILRP\_QM\_PI\_044



SECTION 7  
TOWNSHIP 3S  
RANGE 3W

HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 314  
D.R.P.C.I.  
ILRP\_QM\_PI\_045

SECTION 8  
TOWNSHIP 3S  
RANGE 3W

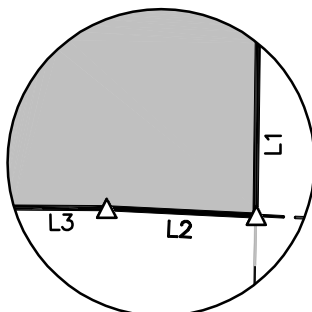
ROGER LIEHR, II AND  
REGINALD LIEHR  
BOOK 785, PAGE 307  
D.R.P.C.I.  
ILRP\_QM\_PI\_048

PARCEL 2, TRACT I  
YVONNE EARLENE COX  
BOOK 789, PAGE 346  
D.R.P.C.I.  
AND  
TRACT I  
HOOTERVILLE  
HUNT CLUB, INC.  
BOOK 823, PAGE 313  
D.R.P.C.I.  
ILRP\_QM\_PI\_043

SECTION 18  
TOWNSHIP 3S  
RANGE 3W

HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 315  
D.R.P.C.I.  
ILRP\_QM\_PI\_046

DETAIL "A"



NOT TO SCALE

L6  
L3  
PROPOSED 150'  
WIDE EASEMENT  
8.769 ACRES  
(381,961 S.F.)

SEE DETAIL "A"



ROGER LIEHR, II AND  
REGINALD LIEHR  
BOOK 785, PAGE 307  
D.R.P.C.I.  
ILRP\_QM\_PI\_047

SECTION 17  
TOWNSHIP 3S  
RANGE 3W

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S00°40'12"W	75.05
L2	N87°12'59"W	1.22
L3	N89°35'05"W	2548.45
L4	N04°02'30"E	75.15
L5	N00°24'46"E	75.00
L6	S89°35'05"E	2545.45
L7	S00°33'48"W	75.00

### LEGEND

D.R.P.C.I.

P.O.B.



DEED RECORDS  
PIKE COUNTY, ILLINOIS  
POINT OF BEGINNING  
CALCULATED POINT

SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

### NOTES:

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STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 10/18/2013  
SCALE: 1" = 500'  
TRACT ID: ILRP\_QM\_PI\_045  
DRAWN BY: TJC



PURCHASE OPTION EXHIBIT  
150' TRANSMISSION LINE EASEMENT  
QUINCY TO MEREDOSIA  
SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH,  
RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN  
PIKE COUNTY, ILLINOIS



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  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:  
Asked about counter offer process
7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
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    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐ N/A
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
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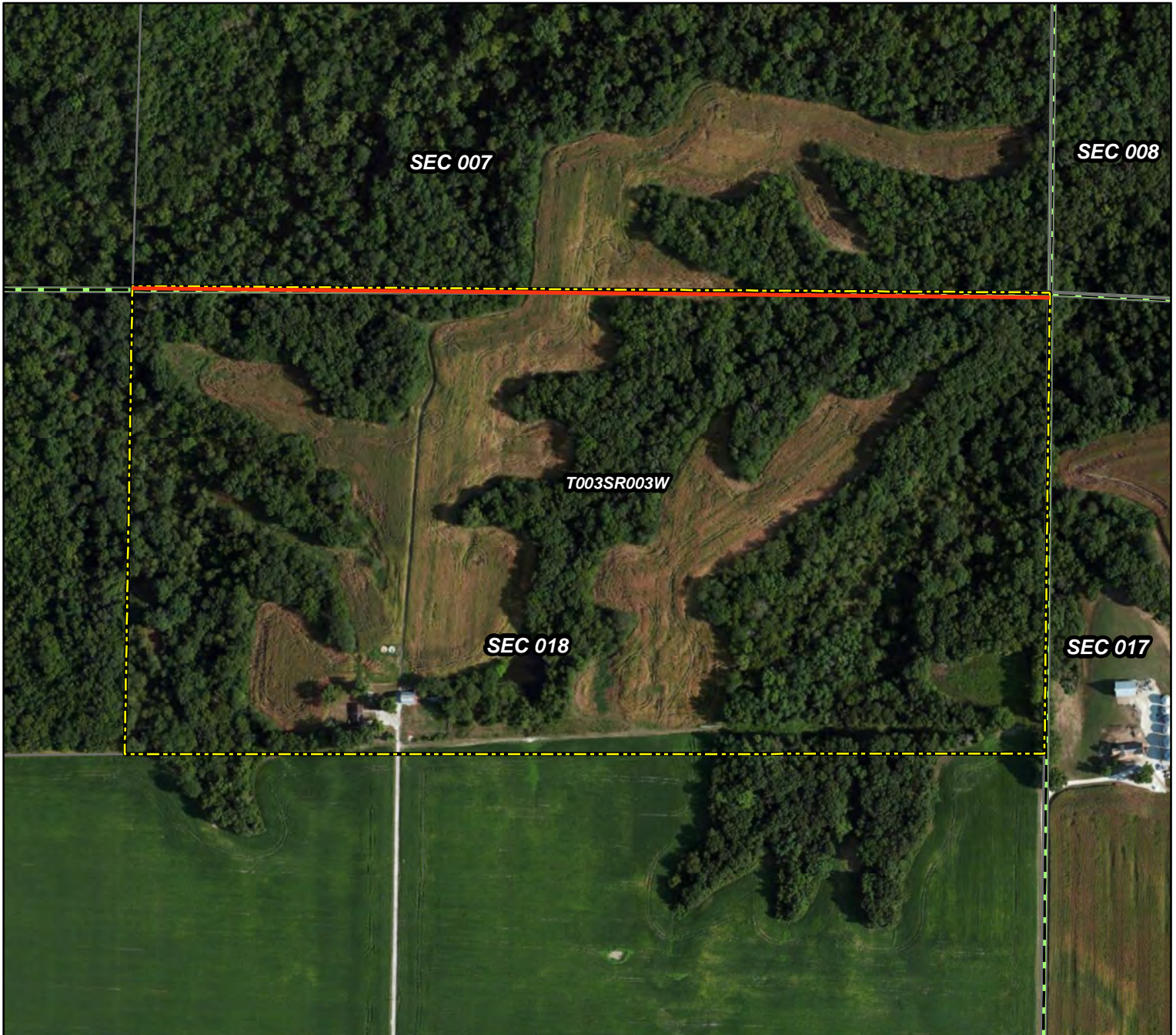
Prepared: Jeff Myers  




**Pike County, IL**

NE of Section 18, Township 3 S, Range 3 W, Pike County, Illinois

Tax ID: 3301903



**Ameren - Illinois Rivers**



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

*For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.*



**EGNOT EDWARD E ET AL**

Tract No.:ILRP\_QM\_PI\_046

Date: 3/24/2014